

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|----|--------|-----------------------|
| 16 |        | WALNUT ST, ARLINGTON  |

## OWNERSHIP

|           |                            |       |            |
|-----------|----------------------------|-------|------------|
| Owner 1:  | ROGARIS PETER J & CHRISTOS |       |            |
| Owner 2:  |                            |       |            |
| Owner 3:  |                            |       |            |
| Street 1: | 80 RICHMOND RD             |       |            |
| Street 2: |                            |       |            |
| Twn/City: | BELMONT                    |       |            |
| St/Prov:  | MA                         | Cntry | Own Occ: N |
| Postal:   | 02478                      | Type: |            |

## PREVIOUS OWNER

|           |       |  |  |
|-----------|-------|--|--|
| Owner 1:  |       |  |  |
| Owner 2:  |       |  |  |
| Street 1: |       |  |  |
| Twn/City: |       |  |  |
| St/Prov:  | Cntry |  |  |
| Postal:   |       |  |  |

## NARRATIVE DESCRIPTION

This parcel contains .362 Sq. Ft. of land mainly classified as Apts. 8 Plus with a Apt- Garden Building built about 1966, having primarily Brick Exterior and 14662 Square Feet, with 16 Units, 16 Baths, 0 3/4 Bath, 0 HalfBath, 62 Rooms, and 31 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|------|------------|--------|----------|
|      |            |        |          |
|      |            |        |          |
|      |            |        |          |

## PROPERTY FACTORS

| Item       | Code | Description | %   | Item    | Code | Description |
|------------|------|-------------|-----|---------|------|-------------|
| Z          | R6   | APTS LOW    | 100 | water   |      |             |
| o          |      |             |     | Sewer   |      |             |
| n          |      |             |     | Electri |      |             |
| Census:    |      |             |     | Exmpt   |      |             |
| Flood Haz: |      |             |     |         |      |             |
| D          |      |             |     | Topo    |      |             |
| s          |      |             |     | Street  |      |             |
| t          |      |             |     | Gas:    |      |             |

**LAND SECTION (First 7 lines only)**

| Use Code | Description  | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Area |
|----------|--------------|----------|-------------|--------------------|-----------|-----------|
| 112      | Apts. 8 Plus |          | 15750       |                    | Sq. Ft.   | Site      |
| 112      | Apts. 8 Plus |          | 16          |                    | No. of Un | Site      |
|          |              |          |             |                    |           |           |
|          |              |          |             |                    |           |           |
|          |              |          |             |                    |           |           |
|          |              |          |             |                    |           |           |

## IN PROCESS APPRAISAL SUMMARY

| Use Code                | Land Size                      | Building Value | Yard Items | Land Value | Total Value    |
|-------------------------|--------------------------------|----------------|------------|------------|----------------|
| 112                     | 15750.000                      | 1,449,200      | 9,600      | 1,016,000  | 2,474,800      |
|                         |                                |                |            |            |                |
|                         |                                |                |            |            |                |
| Total Card              | 0.362                          | 1,449,200      | 9,600      | 1,016,000  | 2,474,800      |
| Total Parcel            | 0.362                          | 1,449,200      | 9,600      | 1,016,000  | 2,474,800      |
| Source: Market Adj Cost | Total Value per SQ unit /Card: |                |            | 168.79     | /Parcel: 168.7 |

## PREVIOUS ASSESSMENT

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes         | Date       |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|---------------|------------|
| 2022   | 112 | FV  | 1,449,200  | 9600      | 15,750.   | 1,016,000  | 2,474,800   |               | Year end      | 12/23/2021 |
| 2021   | 112 | FV  | 1,449,200  | 9600      | 15,750.   | 968,000    | 2,426,800   |               | Year End Roll | 12/10/2020 |
| 2020   | 112 | FV  | 1,386,400  | 9600      | 15,750.   | 880,000    | 2,276,000   | 2,276,000     | Year End Roll | 12/18/2019 |
| 2019   | 112 | FV  | 1,149,900  | 10100     | 15,750.   | 880,000    | 2,040,000   | 2,040,000     | Year End Roll | 1/3/2019   |
| 2018   | 112 | FV  | 1,149,900  | 10100     | 15,750.   | 880,000    | 2,040,000   | 2,040,000     | Year End Roll | 12/20/2017 |
| 2017   | 112 | FV  | 992,200    | 10100     | 15,750.   | 720,000    | 1,722,300   | 1,722,300     | Year End Roll | 1/3/2017   |
| 2016   | 112 | FV  | 992,200    | 10100     | 15,750.   | 720,000    | 1,722,300   | 1,722,300     | Year End      | 1/4/2016   |
| 2015   | 112 | FV  | 874,000    | 10400     | 15,750.   | 608,000    | 1,492,400   | 1,492,400     | Year End Roll | 12/11/2014 |

## SALES INFORMATION

[illegible]

## BUILDING PERMITS

[illegible]

### ACTIVITY INFORMATION

| Date       | Result       | By  | Name    |
|------------|--------------|-----|---------|
| 3/9/2018   | MEAS&NOTICE  | HS  | Hanne S |
| 3/28/2013  | Meas/Inspect | JBS | JOHN S  |
| 3/4/2009   | Measured     | 197 | PATRIOT |
| 5/11/2000  | Measured     | 197 | PATRIOT |
| 12/16/1999 | Mailer Sent  |     |         |
| 12/7/1999  | Measured     | 264 | PATRIOT |
| 10/23/1998 |              | PM  | Peter M |
|            |              |     |         |
|            |              |     |         |

Sign:
VERIFICATION OF VISIT NOT DATA
\_/\_/\_/\_\_\_

|                      |                    |                 |              |               |         |  |                  |            |  |                  |
|----------------------|--------------------|-----------------|--------------|---------------|---------|--|------------------|------------|--|------------------|
| Total AC/HA: 0.36157 | Total SF/SM: 15750 | Parcel LUC: 112 | Apts. 8 Plus | Prime NB Desc | APT AVG |  | Total: 1,016,000 | Spl Credit |  | Total: 1,016,000 |
|----------------------|--------------------|-----------------|--------------|---------------|---------|--|------------------|------------|--|------------------|

